

progen

RESEARCHING GLENDALE GARDENS PLAT C

by

Amelia Peck

American Suburban

Mr. Goss

12-8-92

Glendale Gardens, Plat C, is in Salt Lake City, Utah. The boundaries are California Ave (1300 South), Illinois Ave (1100 South), Concord Street (1100 West), and approximately 1250 West. There are ³⁹~~forty nine~~ lots which make up plat C, ^(see map) most of which run along Concord Street. Plat C is a part of a larger suburb, Glendale Gardens, which includes Plat A, B, C, D, E, F, G, and H. These lots encompass a larger area which extends from 1000 south to 1300 south and from concord street to 1600 west. There were 750 homes planned to be built in this area. The total cost was estimated at \$5,000,000.00. This area has not been enlarged, and today the lots retain their original size and boundaries.

Plat A was owned by several people. They were Charles E. Perkins, Raymond Emerson, Edward A. Kohrs, Isabel McG. Perkins, Amelia Forbes Emerson, and Minnie Kohrs. All other Plats were owned by C. Taylor Burton, and his wife, Hilda. Glendale Gardens was developed by C. Taylor Burton, a resident of Salt Lake City, who owned Capital Construction Company and also Burton Lumber. These companies enabled him to efficiently construct homes at a reasonable price. This factor was important for those purchasing homes, since most of the development took place after world War II. The lowest price of a home would be \$5350.00. Construction and development of Glendale Gardens began in 1942 with Plat A and ended in 1953 with Plat H.

When C. Taylor Burton planned his community, he also proposed a set of protective covenants. These covenants were

to be followed until January 1, 1972. At this time they would be extended for periods of ten years unless a majority vote of the current owners of the property agreed to change the covenants. If the residents of the community failed to follow the covenants they would be punished either by law or by equity. Some examples of the covenants included only using the lots for residential purposes, the homes could only be single-family detached homes that were no higher than one story, the lots could not be redivided and sold, no home costing less than 3000.00 or occupying less than 500 square feet would be permitted in the community, and no one other than the Caucasian race was permitted to use or occupy any lot in the community unless they were a domestic servant. Each resident was expected to follow the covenants and encourage others to do the same.

The street patterns are based upon a gridiron system. The main traffic travels on the gridiron streets, but there are smaller curvilinear roads which are distributed throughout the suburb. Plat C is bordered by three straight roads (California Ave., Concord Ave., and Illinois Ave.,) and there is one smaller curvilinear road (12th West Street) which runs through it. Plat C is separated into two separate blocks. Block 1 contains 19 lots and Block 2 contains 20 lots.

The sewer, water, and electrical systems were incorporated into Plat C before any of the residents had purchased land. They are all connected to the city system.

It took from 2-3 years to fully equip the community with these amenities. C. Taylor Burton had problems placing the sewer lines in the ground. There were many different engineering problems, and he had to bring in well points from the East Coast. */Source of info?* This was very time consuming and difficult because they had to be put in periodically. Finally, the job was completed and they began to develop the community.

The landscape was left for the residents to cultivate. Burton included the sewer, sidewalks, curb, and gutter. There is only one street lamp placed in Plat C. It is on the corner where 12th West Street meets Concord Street. Today the streets are lit mainly by porch lights and lamp posts of the residents. C. Taylor Burton graded the lots, but he did not landscape the yards of the homes or landscape the community in any way. He did not include parks or common grounds of any kind. He did build a small shopping center in a Georgian style structure, which would include a food store and other specialty shops. Originally the shopping center contained an OP Skaggs food store which burned down in 1953, only a few years after it was built. The fire also engulfed some other small shops and the owners were forced out of business. The center was rebuilt in a similar style, but incorporated a movie theater as well as a new food store and other small shops. The center has offered laundry center/, police station/, clothing stores and other small businesses. Today, the center boasts a food market, a hair salon, a drug store, and they are currently building thrift

shop.

The lots in Plat C are all shaped differently, but similar to a rectangle. The average lot size is approximately .16 acres. *- dimensions?* The topography is flat, which made development easier for Mr. Burton. The homes of Plat C are all pre-fabricated homes, made out of panels and roof trusses. *- source of info.* Pre-fabrication provided a quick and easy way to build homes. The style is similar to a gable formed house. All of the homes throughout Plat C are identical in style and structure. When the home was finished, there was a strip of wood along the exterior sides of the home, showing where the panels had been placed together. To conceal this, most of the residents placed asbestos shingles around their home. Each home had variation in the front porch. The resident could choose a full or a half porch, or a ranch style porch, which had the front doorway twisted 45°. Pre-fabricated homes were also built in Plat A along Stewart Street. *- gauges for N.?*

The interior of the home consisted of two bedrooms, a living area, a kitchen and dining space, and one bathroom. The house was rectangular shaped with ~~1044~~ square feet of total living space. The home was one story without a basement or an attic for storage. *- neg. plan.*

C. Taylor Burton built all of the homes of Plat C at the same time and opened one of them for a model home to show prospective clients. He also used other various forms of advertising like the newspaper and magazines to boost the sales of his community. Mr. Burton states that after

advertising, most of the property was bought by Capson Bowman Real Estate Company and sold under FHA rules and also under Title 1 and 6.

The first residents of Plat C were ~~Newell~~ ^{date?} and Celia Ward, who moved into lot #18 on block 1. Their address is 1190 Concord Street. They became aware of Glendale Gardens by word of mouth, after they had already made a down payment on a home in Rose Park. The price of the homes in Glendale Gardens was approximately \$1000.00 cheaper than those in Rose Park, so he was refunded his first down payment and moved locations. They chose a home with a ranch style porch and covered their home with grey wood shingles. They bought their home from Capital Construction Co. through a mortgage loan from Walker Bank and Trust for \$5,500.00. On December 30, 1947, Mr. Ward made a down payment of \$10 and started his payments of \$50 per month for his new home.

The community began to fill up as neighbors on the North and South sides of the Ward's home moved in. Most of their neighbors were young families who had been involved in World War II. Their ages ranged from 23-30 and each family had about 2 children. The men had been in the Army or the Navy and had bought their homes through Veteran's and FHA loans. Their socio-economic backgrounds were those of trade and office people. Some of his neighbors were school teachers, building engineers, and technical workers.

As time passed, many people changed and added on to their homes. Most families added garages, or added on to the

rear of their homes, or dug partial basements. Some families even changed the exterior of their homes by adding stucco with a brick design or a rock face design. Newell Ward added all four options to improve his home. In 1955, he added sixteen feet to the rear of his home creating extra bedrooms and baths. He also added a central heating system and a garage to the north of his home. He wanted to build a basement, but was unable to because the sewer system was only three feet below the ground. When he started digging, he would hit water immediately. While he was building his additions, the city moved the sewer to the front of the home, which lowered the water table. He could now dig deep enough to build a basement. The additions to the size of the home were completed in 1960. The home now has 2549 square feet with nine total rooms and three baths. In 1990 he placed aluminum siding on the exterior of his home for protection and for appearance. Mr. and Mrs. Ward find that the pre-fabricated home is insulated very well. They are always able to keep warm, even in cold winter months.

Today, all of the original homes are still standing, most of which have been altered a little. There is still only one street lamp to light plat C, but traffic signals have been added along California Ave. The socioeconomic background of the neighborhood remains a working class environment, but the ethnic background has changed drastically. Today, most of the residents are Mexican, *Hispanic* Tongan, or African-American. There is a small percentage of

Caucasian people in the community. Mr. Ward claims that today, there are not any racial or ethnic exclusions in the neighborhood except for Caucasian.

C. Taylor Burton is alive today and still resides at 1812 Millbrook Rd. in Salt Lake City. He retired five years ago from the lumber business and also from development. He has developed 15-20 subdivisions throughout his career, some which are in Summit County, UT, and others have been in Southern Utah. He was active in local politics as a Republican nominee for the state senate. He has been very pleased with his career and with his life. Glendale Gardens has been a successful suburb of Salt Lake, although it is getting run down with time. Hopefully, the residents will take care of it.

WORKS CITED

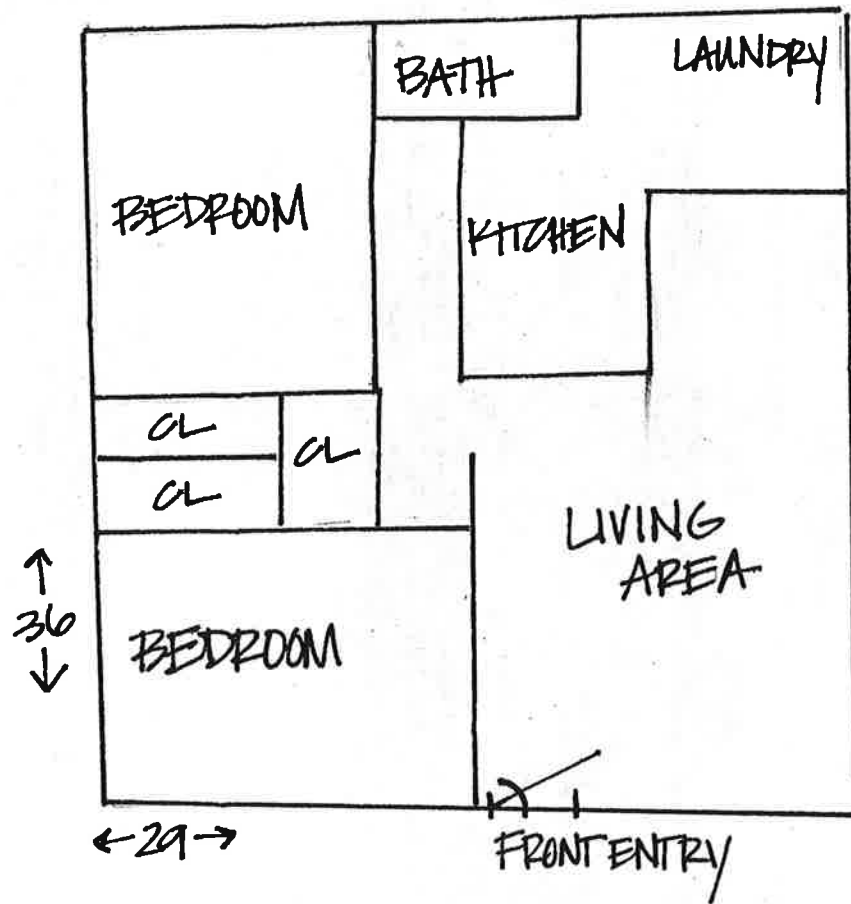
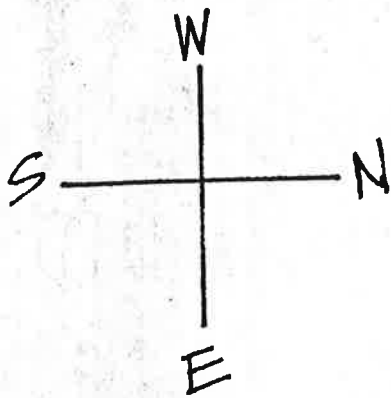
Burton, C. Taylor. Phone interview. 11-1992.

Marriot Library. Fifth floor, periodicals. University of Utah.

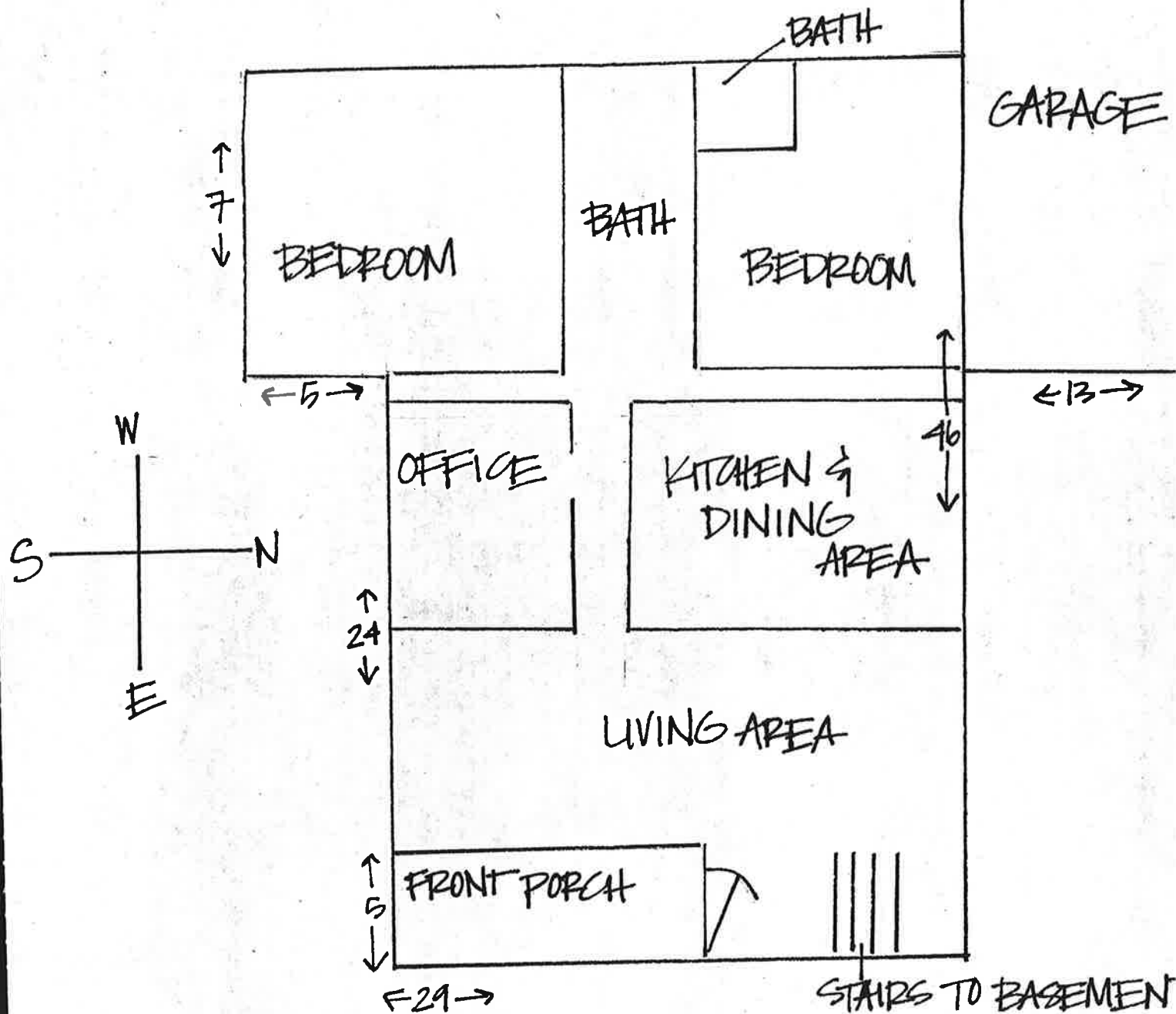
Salt Lake County Records Office and Research Division.
2100 South State Street.

Ward, Newell and Celia. Personal Interview. 11-1992.

Foot notes are included ??



ORIGINAL HOME OF NEWELL WARD



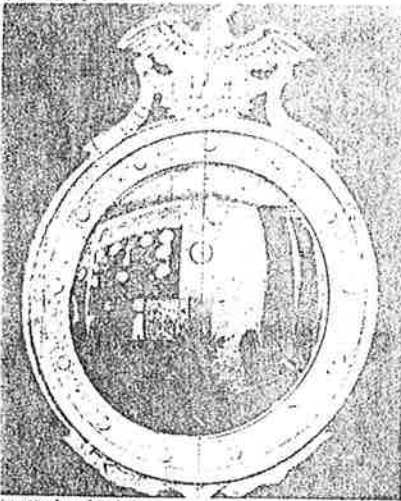
EXPANDED HOME OF NEWELL WARD

Secluded

In the

By ROBERT HAY, Staff Writer
 IN BUILDING their new home, the Salt Lake couple has achieved a bit of privacy and its own door leading to the outside world and a little bit of the world's excitement.

The T. Taylor Burtons of 1275 Millbrook rd. have built a home that is just like a picture in a technicolor. The house has been achieved by the Burtons' own hands, showing colors from one room to the other and from the exterior to the interior. But the house has also been built for the future. The Burton lot measures one and a half acres. This includes



The spread eagle mirror reveals the beauty of the dining room, the full paneled windows to the east show for a beautiful view.

February, 1946. This is truly a home that is planned for the comfort and convenience of the entire family. For in building

the house, the Burtons have achieved a bit of privacy and its own door leading to the outside world and a little bit of the world's excitement.

The house itself has four bedrooms, two full bathrooms, two full hall, a living room, a dining room, kitchen and a utility room. There is also a double garage which allows for some storage space.

The Burtons plan to live in the house for the rest of their lives. Here they can enjoy all evening meals, looking over the patio and yet they are protected from all bugs and insects. The house is designed mainly for comfort, but it has proved its worth in even the short time the family has lived there.

The living room has a little more charm than found in most homes. There is the usual fireplace, and the nice honey furniture, but the real charm comes from the full windows on the north. The room itself is decorated in a dark tone with blue green and frothy white.

The walls in the house are all painted on a canvas surface. This eliminates all plaster cracks and proves to be just about the most practical thing for a family with children. This wall can be washed very easily, and they will always retain their original color.

The den is a cozy little cubby hole where many minutes of re-

laxation are spent by the family. In the dining room, one of the old specialties of the house is a bright home, but the Burtons have painted it white with the rest of the house.

The kitchen has a corner cupboard with shelves for the kitchen. The kitchen is a corner cupboard with shelves for the kitchen. The kitchen is a corner cupboard with shelves for the kitchen.

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everything is the motto in the Burton home. Here is a home that is truly a place where you could easily miss your home.

home was where you are now, but the Burton home is truly a place where you could easily miss your home.

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AUGUST 1, 1948
 S.L. TRIBUNE.



Builder Plans 150 Homes In Glendale

Construction of nearly 150 new homes in the Glendale Park area, located between the Jordan river and Industrial Center, will be started immediately, Leo L. Capson, president, Village Development Co., announced Saturday.

This will represent a continuation of a master plan which, under sponsorship of other parties, has resulted in construction of some 500 homes in the past three years.

The new development, to be known as Unit "F," will be located in the vicinity of Glendale and Burbank sts.

Houses will be brick with attached garage. Automatic forced air heating and automatic washers will be features. The two-bedroom structures will be served by city water and sewer connections. Paved streets, rolled curbs, sidewalks and other facilities are planned. A community shopping center is under construction, and space for a church has been provided in the plan.

The homes will be in the \$3550 class. First showings will be today.

AUG. 30, 1950
S.L. TRIBUNE.

MARCH 17, 1948
S.L. TRIBUNE



JUNE 6, 1948
S.L. TRIBUNE

S. L. County Parties Pick Nominees at Conclaves

S.L. TRIBUNE
APRIL 28, 1948

Salt Laker Enters Race for Senate

C. Taylor Burton, Salt Lake City businessman, Tuesday filed as a candidate for a Republican state senate nomination from Salt Lake county.

Mr. Burton, who is engaged in the lumber and building materials business, is a member of Sugarhouse Lions club and active in the Church of Jesus Christ of Latter-day Saints. In announcing his candidacy he said he would, if elected, seek to bring about a more businesslike approach to such problems as welfare, education and roads.

GOP Pares Field Eight; Settles Districts, Contests

Utah Republicans met in nominating primaries Saturday in all counties where there were contests for qualifying places on the Sept. 7 direct primary ballot.

In a smoothly running, businesslike session in Coconut Grove ballroom, the Salt Lake county primary named eight candidates for four state senate nominations and settled contests in four legislative districts. In another district where there were three candidates, there was a tie for the second spot. The second contestant will be named by the drawing of lots, as the new law specifically prohibits taking of more than one ballot at a nominating primary.

In the state senate contest a housewife and writer—Mrs. Virginia Budd Jacobsen—won the top spot by leading the field of 17 candidates. Close behind was C. W. Wilkins, an attorney. Both are newcomers to the political arena.

The eight Republicans who will fight it out for the four state senate nominations in the direct primary and their total vote in each case, follow:

Mrs. Jacobsen, 155; Mr. Wilkins, 144; Wendell L. Coffield, incumbent house member, 129; Dr. James P. Kerby, 117; E. R. Parkinson, a former county chairman, 101; C. Taylor Burton, 92; Harold H. Jensen, 82, and Ronald D. Peterson, 78.

Eliminated candidates were Jacob Westbrook, George K. Smith, John Hays O'Donnell, John I. Malloy, George E. Holman, Mary John Condas, Keith Browne (an incumbent house member), Ramon N. Bowman and J. C. Billeter.

Those who qualified to run for state representative nominations in contested districts were:

Fourth, G. Richard O'Connor and Mrs. Charles E. Forsberg.

Eighth, Frank M. Openshaw and Mrs. Rhoda C. Lottner.

Ninth, Harry S. Clyde and Claire L. Jackson.

Eleventh, Merrill Keith Davis and H. Fred Bushman.

Nineteenth, John B. Sutton was high and H. D. Reid and Dan J. Wilding were tied with five votes each.

The primary was run off without pep talks, nominating or seconding speeches or resolving, and everything was cleaned up, including the count, before 2 p.m. Delegates from legislative districts which had contests met first and got their balloting under way. At 10 a.m. County Chairman J. A. Ottenheimer called the county convention to order. After an explanation of the new voting procedure, by Mr. Ottenheimer and Alvin Keddington, county clerk, the state senate balloting was started and completed by 12:30 p.m.

All nominating speeches were waived by unanimous consent of the candidates and they were placed in nomination as a group by the secretary. A resolutions committee report was not presented, the convention officials taking the position that only the business specified by statute should be undertaken.

A black and white photograph of a long, multi-story building, likely a government or institutional structure. The building features a central tower with a clock face and a large, arched entrance. The facade is covered in numerous windows, and the roofline is prominent. The image is oriented vertically.

Artist's Version of Glendale Park Subdivision

Floor plans of the frame houses constructed of lumber, having different space but no garage.

variations show ingenuity of the builder.

Despite the fact Mr. Burton is in the lumber business, he still finds lumber the most difficult to obtain of all building materials. Redwood is being substituted for pine in some places.

Gas Floor Furnaces

Houses are weatherstripped and insulated throughout. They have modern basements. Appliances provided include furnace and a gas water heater. No landscaping will be done, only grading.

Monotony of design has been avoided in the shopping centers which is designed as an harmonious unit, in the Georgian style of architecture. The grocery, service stations and theater are expected to

Other shops of a slightly more specialised nature may be opened later.

Burton's own Capital Construction Co. is doing the building except for the houses which El. Raza Construction Co. will erect. Balde-

are through regular real estate channels. No houses in the subdivision will be available for rental.

Artist's Version of Glendale Park Subdivision

Recorded at Request of

C. Taylor Burton

Feb 6, 1947

at 1.24/M Fee paid \$ *210*

Hazel Taggart Chase, Recorder Salt Lake County

C. P. Schmitt

Dep.

Book *519* Page *214*

Ref. *8-35-36B-5*

1071720

DEDICATION OF PROTECTIVE COVENANTS

2220 to Hah.

THE CAPITAL CONSTRUCTION COMPANY, A UTAH CORPORATION

To

Whom It May Concern:

The Capital Construction Company, A Utah Corporation, of Salt Lake County, State of Utah, owner of the following described real property situate in Salt Lake County, State of Utah, to wit:

All of Blocks 2-3 and 4 of Glendale Gardens Flat B, according to the official plat thereof on record with the County Recorder of Salt Lake County, and all of Blocks 1 and 2 Flat C, according to the official plat thereof on record with the County Recorder of Salt Lake County, State of Utah:

Are desirous of developing said property as a residential district, and do hereby declare that said land shall be held and conveyed subject to the following protective covenants.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1972, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these Covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A- All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

B- No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of C. Taylor Burton, H. J. McKean and W. L. Sandberg, or by a representative designated by the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1952. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effec-

five thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee,

- No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 8 feet to any side street line; except that on corner building plots, no building shall be located nearer than 25 feet to the front lot line nor nearer than 15 feet to any side street line. No building, except a detached garage or other outbuilding located 60 feet or more from the front lot line, shall be located nearer than 8 feet to any side lot line,

- No lot may be re-divided or sold in pieces other than as shown on the official plat for the purpose of constructing additional dwellings thereon.

- No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

- No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

- No dwelling costing less than \$3000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 600 square feet in the case of a one-story structure nor less than 500 square feet in the case of a one and one-half, or two story structure.

- An easement is reserved over the rear 8 feet of each lot for utility installation and maintenance.

- No persons of any race other than the Caucasian race shall use or occupy any building or any lot except that this Covenant shall not prevent occupancy of domestic servants of a different race domiciled with an owner or tenant.

Signed CAPITAL CONSTRUCTION CO.

Carl C. Burton Pres.

C. Taylor Burton Sec.



STATE OF UTAH)
COUNTY OF SALT LAKE) SS

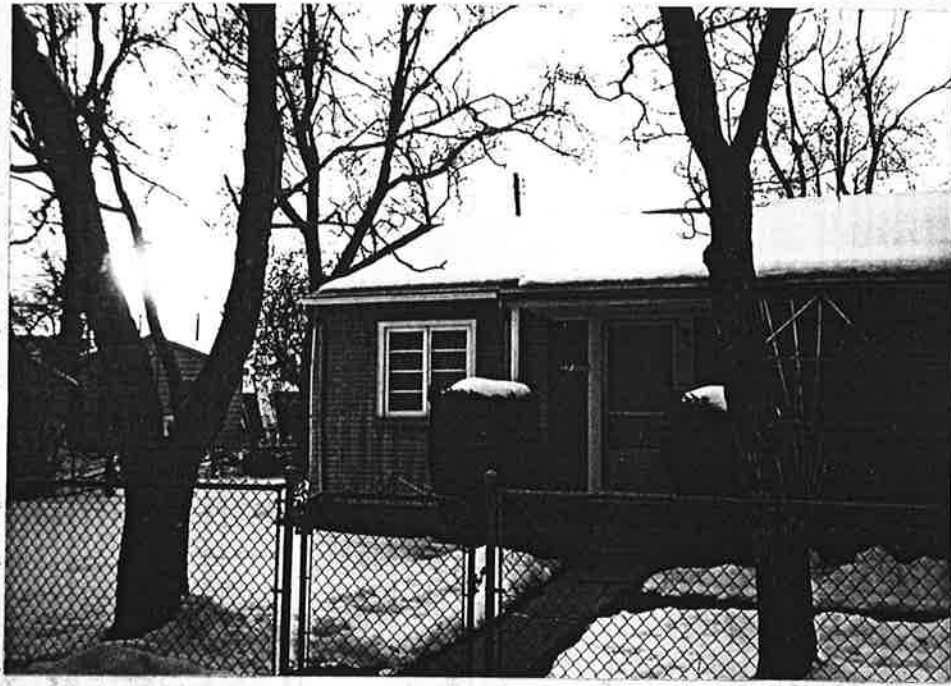
On the 15th day of January, A.D. 1947 personally appeared before me Carl C. Burton and C. Taylor Burton who being by me duly sworn did say, each for himself, that he, the said Carl C. Burton is the president, and he, the said C. Taylor Burton is the secretary of the Capital Construction Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Carl C. Burton and C. Taylor Burton each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



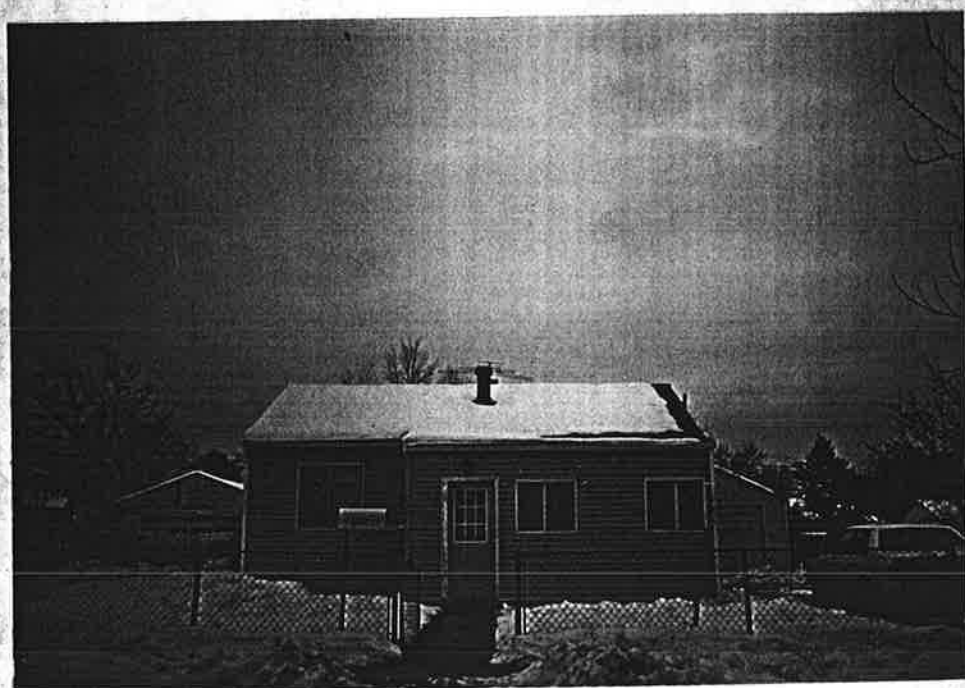
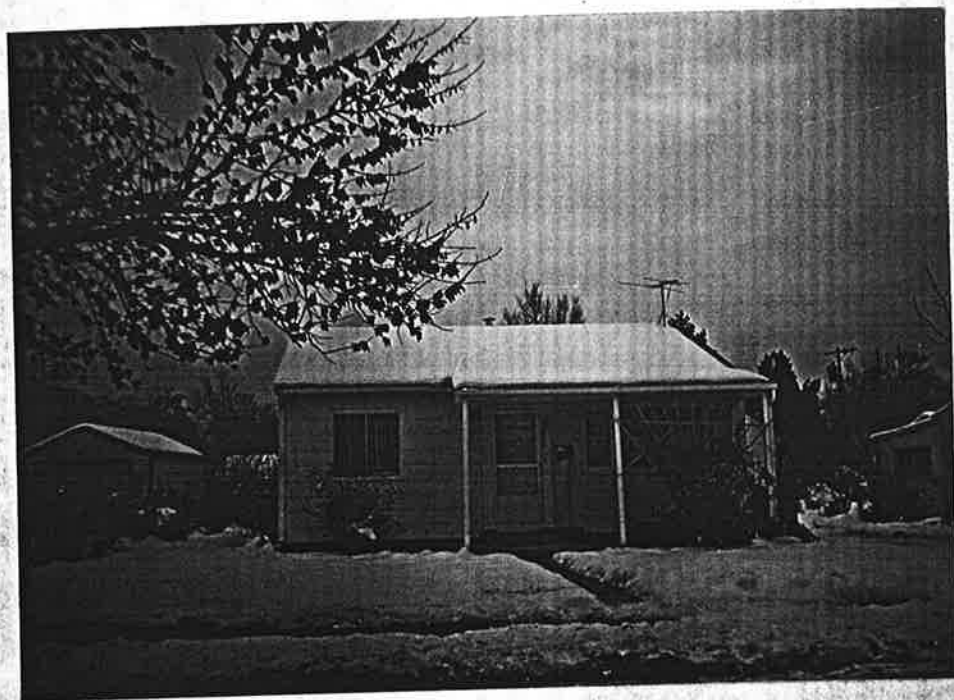
Harold G. [Signature]
Notary Public

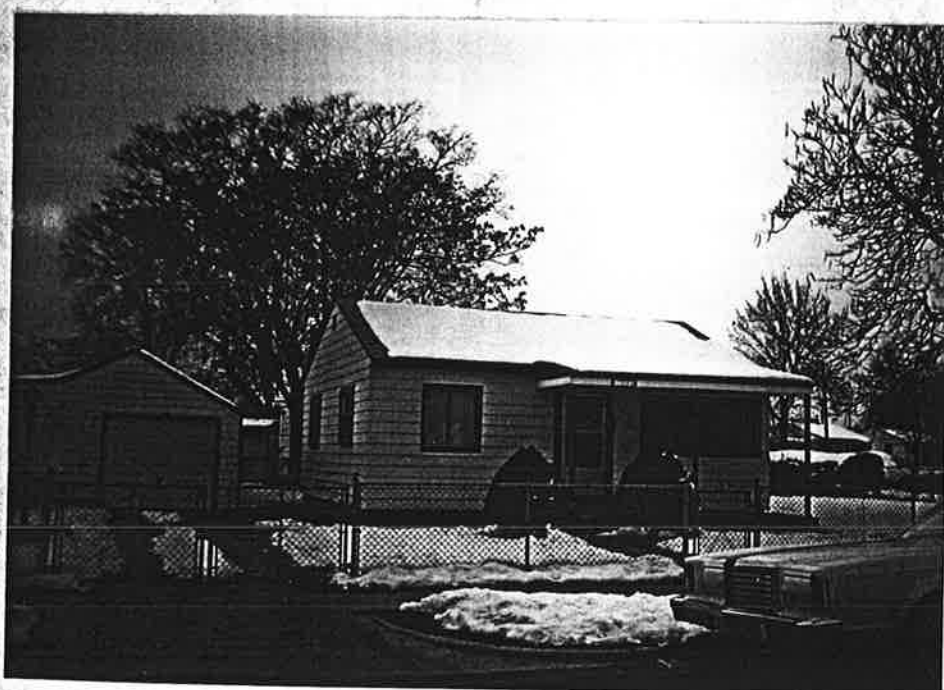
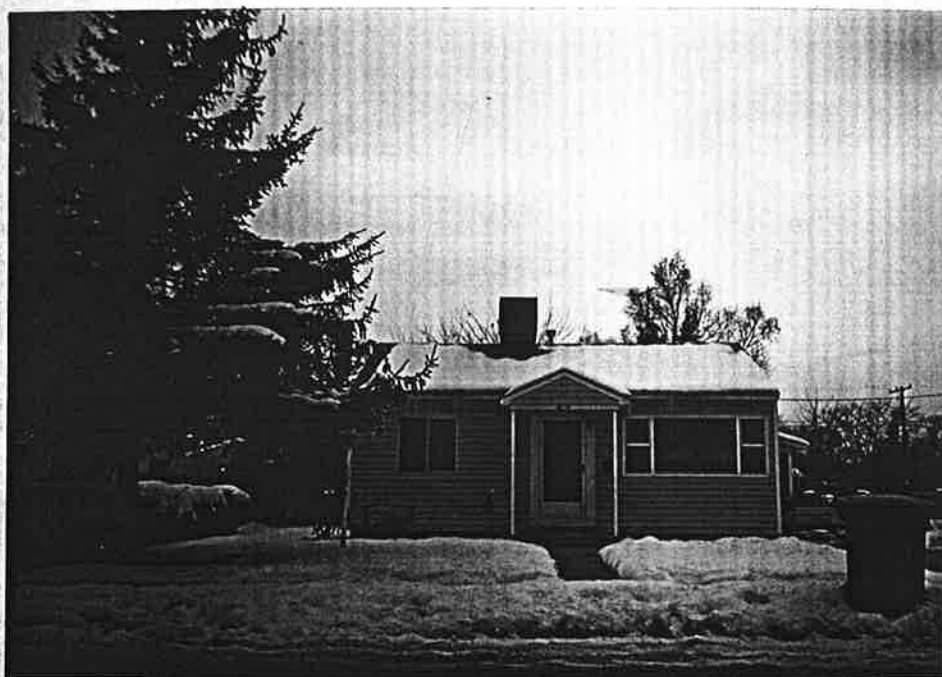
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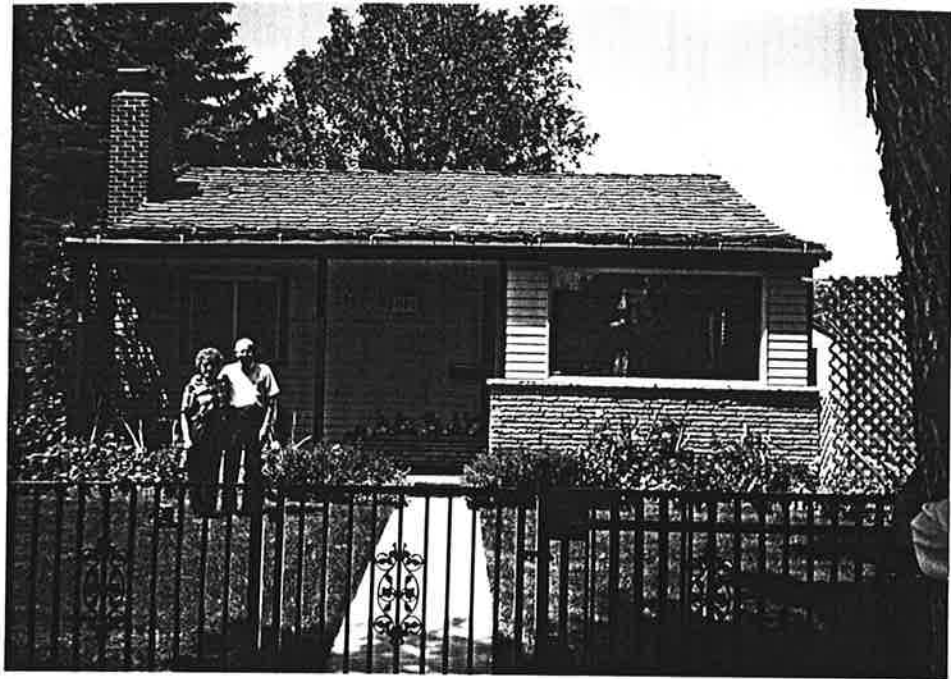
HOUSES IN GLENDALE GARDENS - PLAT C



HOME USING STUCCO TO FORM SYNTHETIC BRICK





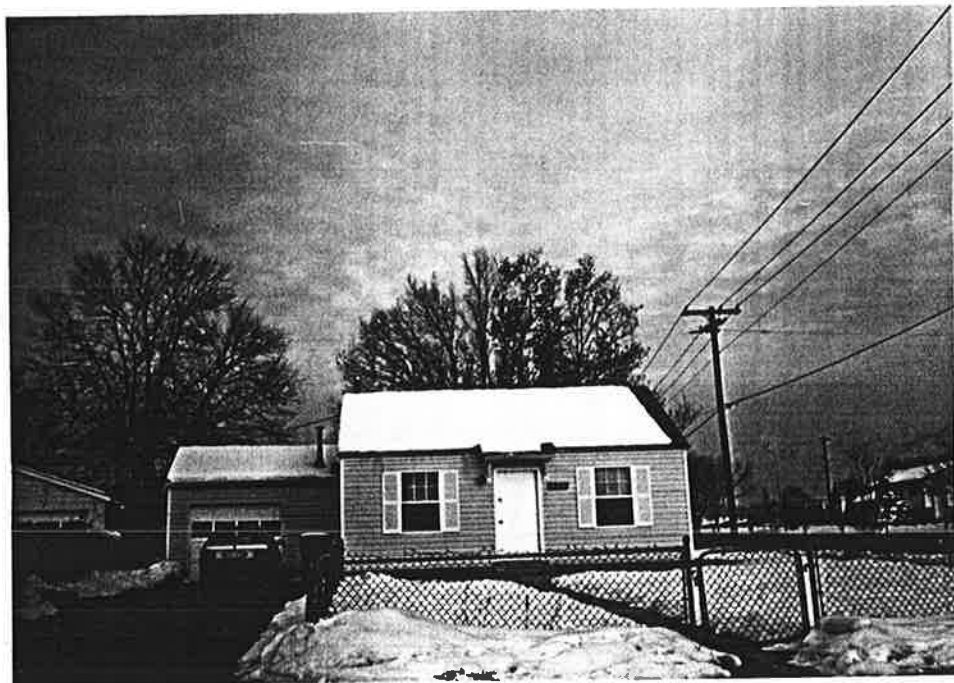


NEWELL & CELIA WARD AT THEIR HOME



SIDE VIEW OF HOME SHOWING ADDITION

HOMES OF GLENDALE GARDENS PLAT A
ALSO DEVELOPED BY C. TAYLOR BURTON



ALSO HOMES OF PLATA ON STEWART
STREET

